



**CHESHIRE
LAMONT**

A well proportioned Detached Five Bedroom Family Home conveniently situated within walking distance of Tarporley High Street providing views over the school playing field and also benefiting from principally walled secluded rear garden.

- Reception Hall, Living Room, Dining/Second Sitting Room, Kitchen Breakfast/Family Room, Utility, Cloakroom.
- Five Double Bedrooms, Three Bath/Shower Rooms, Study/Sixth Bedroom.
- Attractive views principally walled secluded gardens, Double Garage, conveniently situated for Tarporley High Street.

Location

The property is situated within Tarporley a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, and gift shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A panel style front door opens the **Reception Hall** with staircase rising to the first floor and doors off to the Living Room, Dining Room, Kitchen Breakfast/Family Room with Cloakroom fitted with a low level WC and pedestal wash hand basin, there is also a large **Cloaks Cupboard**. The well proportioned light and airy **Living Room 6.0m x 4.7m** has a recessed fireplace (currently not used), a bay window offers views to the side and set of glazed double doors opening onto a patio and secluded rear garden. The **Versatile Dining Room 2.8m x 2.7m** is situated to the front of the property and could be utilised as a Playroom or second Sitting Room if desired. The large **7.0m Open Plan Kitchen Breakfast/Family Room** overlooks both the front and rear garden with a set of glazed double doors opening onto a patio and the rear garden from the Kitchen area. The Kitchen is fitted with an extensive range of wall and floor cupboards complemented with marble work surfaces and matching centre island which also provides a three person breakfast bar. Appliances include five burner gas hob



with extractor above, double oven, dishwasher, wine chiller and fridge freezer. An Amtico wood effect floor continues into the Open Plan Sitting/Dining Area, the vendors currently use this as an informal sitting area, with sofa, easy chair and coffee table but likewise the area could easily accommodate an eight/ten person dining table if preferred. Off the Kitchen there is a **Utility Room/Rear Porch** fitted with additional wall and floor cupboards and a second sink unit as well as providing plumbing for a washing machine and space for a washer/dryer.

To the first and second floors there are Five Double Bedrooms, three Bath/Shower Rooms and a Versatile Study/Sixth Bedroom. The **Master Bedroom 5.8m x 4.2m** includes a **Dressing Area** with built in wardrobes and an **En-suite Bathroom** which is fitted with a panel bath, large shower enclosure, pedestal wash hand basin, low level WC and heated towel rail. The bedroom area offers attractive views across the school playing fields. **Bedroom Three 4.7m x 2.8m** includes a recess for a freestanding wardrobe and also offers attractive views over the school playing fields. **Bedroom Four 3.7m x 2.7m** overlooks the rear garden, **Bedroom Five 3.7m x 2.7m** is situated to the front. The **Family Bathroom** is fitted with a panelled bath, separate tiled shower enclosure, pedestal wash hand basin, low level WC and heated towel rail. It should also be noted that there is a Double Wardrobe/Storage Cupboard on the first floor landing.

The large **Second Floor Landing 4.1m x 3.1m** also provides storage for both a double wardrobe and deep single wardrobe. The Second Floor Landing provides sufficient space for a children's play area, work station or sofa and chairs. Attractive elevated views can also be enjoyed over the school playing fields. **Guest Bedroom Two 5.4m x 4.6m** includes an **En-suite Shower Room** with pedestal wash hand basin and low level WC. The **Versatile Study/Playroom or alternatively Sixth Bedroom 4.5m x 2.9m** benefits from a storage cupboard.

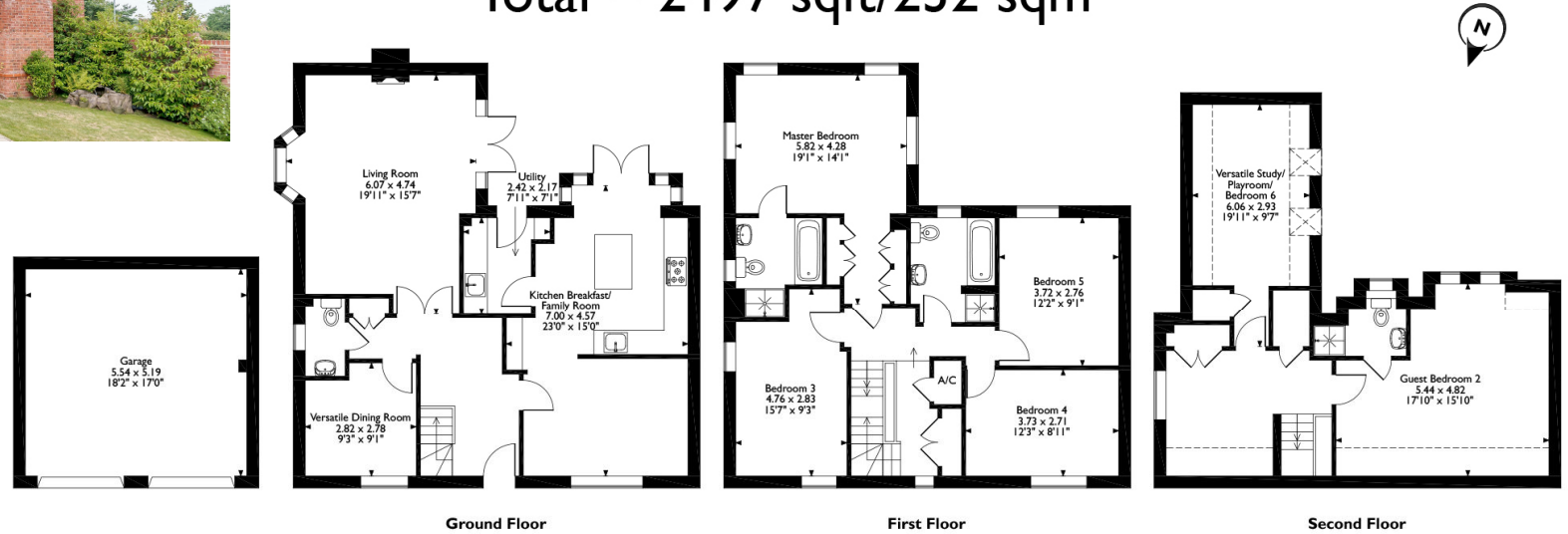
Externally

To the front of the property there are railings defining the front boundary along with a Portuguese laurel hedge. A central pathway runs to the front door with lawned gardens to either side. The principally walled enclosed and seclude South facing rear garden is principally laid to lawn and includes a paved Sitting/Entertaining Area which can be accessed either from the Kitchen and Living Room, there are stocked borders and a central pathway which leads to a pedestrian gate, this opens onto a double width driveway at the rear, this provides parking for up to four cars to the front of the **Double Garage 5.5m x 5.1m** which benefits from electric light and power points.





Approximate Gross Internal Area
 Main House = 2185 sqft/203 sqm
 Garage = 312 sqft/29 sqm
 Total = 2497 sqft/232 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

From the agents office on the High Street head in a Southerly direction passing the petrol filling station on the left hand side and the Tarporley Business Park on the right hand side. Shortly after the entrance to Hazelhurst Way will be found on the right hand side, turn right and the property will be found immediately on the left.

Services (Not tested)/Tenure

Mains Water, Electricity, Gas Fired Central Heating, Mains Drainage – the property is subject to a management charge for maintenance of the communal areas £145 per year/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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